

Subject: Pico & Alvarado Los Angeles LLC - \$2,976.80

From: Donald Duckworth <duckworth.donald@gmail.com>

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To: Rebecca Drapper <rebecca@lani.org>, Moises Gomez <moises@lani.org>, Monica Carlos <monica@lani.org>

Today, I was able to drive to the referenced parcel owner's office and meet with the Vice President / Property Manager, Mr. Thomas Klugman. This is the Ross Store. He questioned the assessment calculation, which I encouraged and talked him through. (I'd be very surprised if there's an error.) And he questioned the parcel changes from initial formation to present; the assessed parcel is very different this year from 3 1/2 years ago. (I encouraged that too. Again, I believe our calculations are correct.) At the end of the day, I don't believe that a \$250 assessment will cause major heart burn for this owner. Tom promised to call me or to email me soon; I told him about our time frame. We'll see what he says. I'll call him back towards the end of the week if I haven't heard from him.

BTW, it seems to me that the BLQ-Pico BID probably could have / should have increased the assessment after the Ross was built but did not do so. It would have increased from \$744.30 to about \$2 thousand as an estimate. One of the provisions built into the BID documents allows for such reassessment to accommodate new development / construction. This will be important going forward with a 10 year term.